

WARRANTY DEED  
Joint Tenancy

44-69

**Know all Men by these Presents,**

**That** SAMUEL J. HUMPERT and MARGARET A. HAYES, husband and wife,  
of Waterville, County of Kennebec and State of Maine

in consideration of ONE DOLLAR (\$1.00) and other valuable considerations,

**015814**

paid by SAMUEL J. HUMPERT and MARGARET A. HAYES

**NO TRANSFER  
TAX PAID**

whose mailing address is 45 Western Avenue, Waterville, Maine, 04901

the receipt whereof we do hereby acknowledge, do hereby **give, grant, bargain, sell and convey** unto the said SAMUEL J. HUMPERT and MARGARET A. HAYES

as joint tenants and not as tenants in common, their heirs and assigns forever,

A certain lot or parcel of land with the buildings thereon, situate in said Waterville and bounded and described as follows, to wit:-

Beginning at an iron stake set in the ground in the northerly line of Western Avenue at the corner of Crommett Street and said Western Avenue; thence easterly along the northerly line of said Western Avenue, the distance of ninety-seven and twenty-five one hundredths (97.25) feet to a stone monument set in the ground at the corner of land now or formerly of Roscoe W. Hanson; thence northerly along the westerly line now or formerly of said Roscoe W. Hanson and land now or formerly of the heirs of Alton Richardson the distance of two hundred forty and seventy one hundredths (240.70) feet, to an iron stake set in the ground to land now or formerly of the Advent Church; thence in a westerly direction along land now or formerly of the Advent Church, and land now or formerly of William J. Donovan, the distance of ninety three feet to an iron stake set in the ground in the easterly line of said Crommett Street; thence southerly along the easterly line of said Crommett Street the distance of two hundred thirty nine and twenty one hundredths feet (239.21) to an iron stake set in the ground in the northerly line of said Western Avenue, the point of beginning.

Meaning and intending to hereby describe the premises conveyed to the Grantors herein by two deeds from Frank T. and Dorothy M. Dusty, both dated March 23, 1984 and recorded in the Kennebec Registry of Deeds in Book 2663, Page 316 and Book 2665, Page 96. The purpose of this conveyance is to again consolidate the description of the parcel of land. Grantor Margaret A. Hayes was formerly known as Margaret H. Sugden.

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To have and to hold the aforegranted and bargained premises, with all the privileges and appurtenances thereof, to the said SAMUEL J. HUMPERT and MARGARET A. HAYES

as joint tenants and not as tenants in common, their heirs and assigns, to their own use and behoof forever.

And we do warrant with the said Grantees, their heirs and assigns, that lawfully seized in fee of the premises, that they are free of all encumbrances

that we have good right to sell and convey the same to the said Grantees to hold as aforesaid; and that we and our heirs shall and will warrant and defend the same to the said Grantees, their heirs and assigns forever, against the lawful claims and demands of all persons.

In Witness Whereof, we the said SAMUEL J. HUMPERT and MARGARET A. HAYES

and

husband/wife of the said

Joining in this deed as Grantor, and relinquishing and conveying all rights by descent and all other rights to the above described premises, have hereunto set our hand S and sealS this 11th day of the month of July, A.D. 1988.

Signed, Sealed and Delivered

in presence of

*[Signature]*

*[Signature]*  
SAMUEL J. HUMPERT

To BETT

*[Signature]*  
MARGARET A. HAYES

State of Maine, County of Kennebec ss. July 11, 1988

Then personally appeared the above named SAMUEL J. HUMPERT

and acknowledged the foregoing instrument to be his free act and deed.

Before me,

*[Signature]*

Notary Public  
Attorney at Law

RECEIVED KENNEBEC SS.  
1988 JUL 21 PM 1:01

Printed Name, David B. Whyte